058.0	0010	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	834,700 / 834,700
					USE VALUE:	834,700 / 834,700
					ASSESSED:	834,700 / 834,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSIER-EDNER ELOISE		
Owner 2:	LIFE ESTATE		
Owner 3:			
Street 1:	17 LOWELL STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	ROSIER EDNER ELOISE -
Owner 2:	-
Street 1:	15-17 LOWELL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,818 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Aluminum Exterior and 3225 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3818.000	455,600	4,900	374,200	834,700
Total Card	0.088	455,600	4,900	374,200	834,700
Total Parcel	0.088	455,600	4,900	374,200	834,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 258.82 | /Parcel: 258.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

39023

GIS Ref

GIS Ref

Insp Date

10/24/18

!5020!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0010-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	455,700	4900	3,818.	374,200	834,800	834,800	Year End Roll	12/18/2019
2019	104	FV	346,800	4900	3,818.	374,200	725,900	725,900	Year End Roll	1/3/2019
2018	104	FV	346,800	4900	3,818.	251,200	602,900	602,900	Year End Roll	12/20/2017
2017	104	FV	324,800	4900	3,818.	240,500	570,200	570,200	Year End Roll	1/3/2017
2016	104	FV	324,800	4900	3,818.	219,200	548,900	548,900	Year End	1/4/2016
2015	104	FV	288,500	4900	3,818.	176,400	469,800	469,800	Year End Roll	12/11/2014
2014	104	FV	288,500	4900	3,818.	157,700	451,100	451,100	Year End Roll	12/16/2013
2013	104	FV	300,500	4900	3,818.	149,700	455,100	455,100		12/13/2012

PRINT

Date	Time
12/10/20	19:58:17

LAST REV

Date	Time
04/16/19	14:25:00

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5020

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSIER EDNER EL	56587-588		3/11/2011	Convenience	1	No	No		
ROSIER EDNER EL	54657-417		5/10/2010	Family	1	No	No		
ROSIER EDNER EL	47385-266		5/2/2006	Family	1	No	No		
	15414-197		1/1/1984		99	No	No		A

USER DEFINED

Prior Id # 1:	39023
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS&NOTICE	CC	Chris C
2/25/2009	Meas/Inspect	163	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3818		Sq. Ft.	Site		0	70.	1.40	11									374,177						374,200	

Total AC/HA:	0.08765	Total SF/SM:	3818	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	374,177	Spl Credit		Total:	374,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97558141
Const Adj.:	0.98490196
Adj $ / SQ:	163.345
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	707483
Depreciation:	251864
Depreciated Total:	455619

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	7	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	6	3	
Totals			
2	13	7	

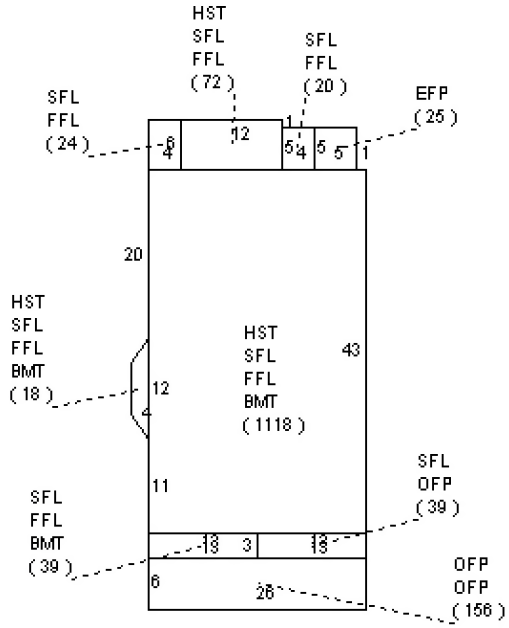
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	163.34
Special Features:	0	Val/Su Net:	95.39
Final Total:	455600	Val/Su SzAd	141.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,330	163.340	217,249
FFL	First Floor	1,291	163.340	210,878
BMT	Basement	1,175	49.000	57,579
HST	Half Story	604	163.340	98,660
OFP	Open Porch	351	20.880	7,329
EFP	Enclos Porch	25	71.500	1,788

Net Sketched Area:	4,776			Total:	593,483
Size Ad	3225	Gross Are	5380	FinArea	3225

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0010-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1915	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900